



## 55 Brentwood Avenue, Liverpool, Merseyside L23 2UY

### Offers Over £440,000

If you are looking for a spacious family home in the heart of L23, this could be the ideal property for you.

Berkeley Shaw is delighted to offer for sale this stunning extended five bedroom semi-detached home located on Brentwood Avenue L23. The surrounding area is ideal for families given the abundance of local schools available.

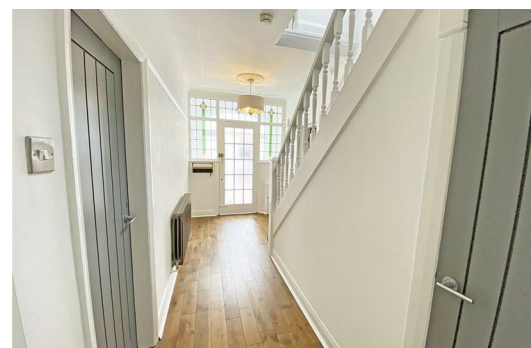
Crosby Village also offers a variety of shops, restaurants, bars & cafes.

Set out across three floors, the accommodation comprises; porch, entrance Hallway, kitchen dining room, utility room/shower room and two reception rooms both with log burning stoves. Kitchen appliances including the rangemaster and American fridge are included in the sale.

On the first floor are 4 bedrooms and a stunning family bathroom. The loft space has been converted to provide a further double bedroom with modern en-suite shower room.

Externally, the property boasts a block paved driveway with parking for several vehicles, garage and a stunning rear garden with patio area, artificial lawn and BBQ area. Further benefits include no onward chain, gas central heating and double glazing.



Viewing is essential to appreciate the quality of this fantastic home!

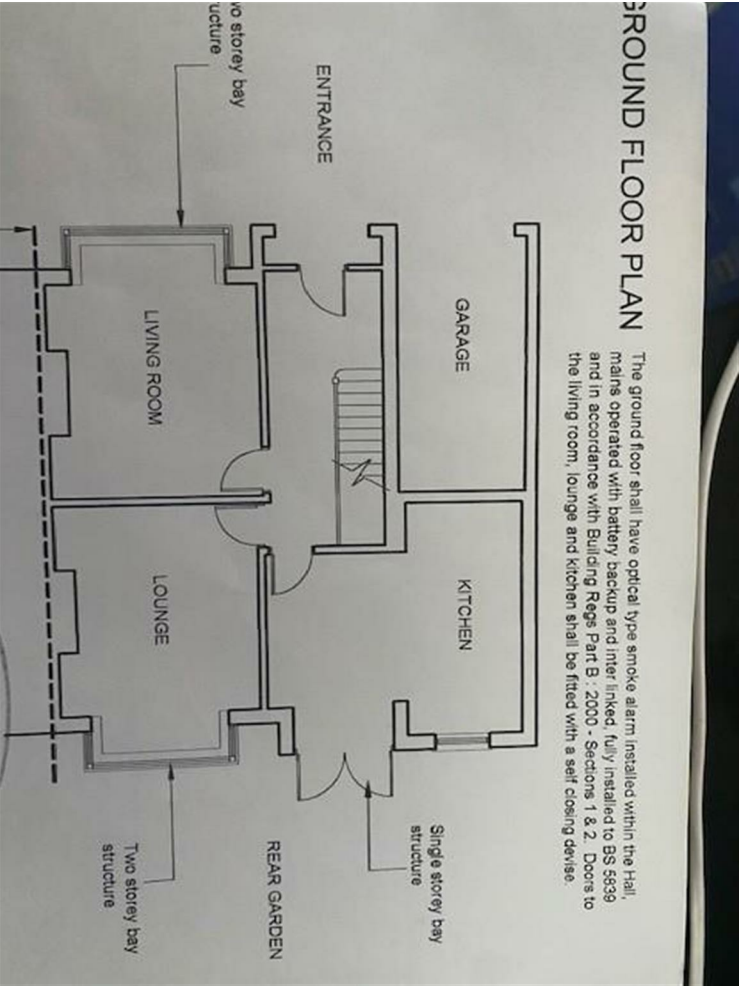




- Porch**  
1'11" x 6'10" (0.6 x 2.1)  
Wooden floor and door
- Hall**  
16'4" x 6'10" (5.0 x 2.1)  
Engineered wood flooring, radiator
- Front Lounge**  
15'5" x 11'1" (4.7 x 3.4)  
Engineered wood flooring, radiator, wood burner, UPVC leaded window, TV point, fitted shelves
- Rear Lounge**  
15'5" x 11'9" (4.7 x 3.6)  
Engineered wood flooring, radiator, wood burner, UPVC patio doors, TV point, fitted shelves
- Kitchen Diner**  
15'5" x 12'1" (4.7 x 3.7)  
Range of modern wall and base units, tiled flooring, radiator, UPVC patio doors, solid wood worktops, integrated dishwasher, stainless steel extractor, stainless steel double sink, flexible mixer tap, gas range cooker with an electric oven.
- Shower and Utility Room**  
7'2" x 10'9" (2.2 x 3.3)  
Range of modern wall and base units, plumbing for washing machine, services to stack a dryer above, tiled floor, low-level WC, pedestal sink, large shower cubicle, electric shower, UPVC double glazed window, part tiled walls.
- Garage Storage Area**  
7'2" x 3'11" (2.2 x 1.2)  
Gas boiler, storage area
- Hall Cupboard**  
6'10" x 2'7" (2.1 x 0.8)
- Bedroom 1**  
15'8" x 11'1" (4.8 x 3.4)  
Fitted wardrobes, TV point and bracket, designer radiator, UPVC leaded window, laminate floor
- Bedroom 2**  
Fitted wardrobes, radiator, UPVC window, laminate floor
- Bedroom 3, Dressing room**  
6'10" x 6'10" (2.1 x 2.1)  
Fitted wardrobes and cupboards, designer radiator, UPVC leaded window, laminate floor
- Bedroom 4**  
14'5" x 6'10" (4.4 x 2.1)  
Radiator, UPVC window, laminate floor
- Family Bathroom**  
9'6" x 7'10" (2.9 x 2.4)  
Back-to-wall WC, walk-in shower cubicle, tiled floor and part walls, sink with vanity unit, modern freestanding Bath, designer radiator, UPVC window
- bedroom 5**  
14'5" x 11'5" (4.4 x 3.5)  
Radiator, UPVC window, storage areas
- ensuite**  
5'6" x 7'10" (1.7 x 2.4v)  
Tiled floor to ceiling, walk-in shower, UPVC double glazed window, low-level WC, sink with vanity unit, designer radiator

**Outside**  
Front block paved large drive. Rear artificial grass, paved and brick-built outdoor fireplace, mature shrubs

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	
					



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